

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH  
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF  
EAST COUNTY SAND MINE  
PDS2009-3300-09-016 (MUP) & PDS2009-3310-09-001 (RP)**

**August 6, 2015**

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated July 7, 2015.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

Discussion:

As identified within Section 67.722B of the San Diego County Groundwater Ordinance, it has been determined that groundwater resources are adequate to meet the groundwater demands both of the project and the groundwater basin if the basin were developed to the maximum density and intensity permitted by the General Plan.

**IV. RESOURCE PROTECTION ORDINANCE** - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>

In accordance with Section 86.605(d) of the Resource Protection Ordinance (RPO), the proposed mining project is exempt from the requirements of the RPO.

**V. STORMWATER ORDINANCE (WPO)** - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES	NO	NOT APPLICABLE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The County will inspect the project for compliance under the Statewide Industrial Permit (CAS 000001) as required by the WPO. A requirement under the Industrial Storm Water Permit is for the project to have a Storm Water Pollution Prevention Plan (SWPPP) for its activities including any expansion of the operation. A SWPPP will be prepared and a Notice of Intent will be required to be submitted to the Regional Water Quality Control Board.

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES	NO	NOT APPLICABLE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Even though the proposal could generate potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), noise mitigation measures are proposed to reduce the noise impacts to applicable limits.

The project is known as the East County Sand Mine consisting of an approximately 26 acres site proposing the extraction of approximately 1,175,000 cubic yards of materials for mining. Following extraction, the site would be reclaimed with fill using approximately 1,278,000 cubic yards of materials from off-site sources.

The project does not propose any noise sensitive receptors on-site. Project related vehicle contributions on nearby roadways was evaluated and determined that the project would not generate any direct and cumulative noise impacts to off-site sensitive receptors. Both off-site direct and cumulative noise levels would not increase the existing ambient noise conditions of 3 decibels and over satisfying the requirements pursuant to the County Noise Element and County Noise Guidelines.

Operational noise generating activities are comprised of excavators for extraction, haul trucks, screening and washing of materials. Construction material recycling and processing would also occur using a portable crusher and screen for reprocessing. Drilling and blasting is not proposed as part of this project. The loudest portion of the activities would occur at the beginning of extraction. As materials are removed, the working area would transition to a lower elevation. In each phase, the cut slope created by the extraction of materials would reach a height of 40 feet and more. Halfway through the extraction operations of each phase, the equipment would drop to a lower elevation and would be shielded by these slopes.

The primary noise sources associated with the project would be from materials processing comprised of the crushers and screen equipment. Based on the noise study, noise has been evaluated based on a worst-case scenario with all noise sources running simultaneously. At a distance of 210 feet, the cumulative noise levels would be approximately 75 dBA and below demonstrating consistency with the County Noise Ordinance requirements of 75 dBA (one hour average) along the project property lines. To ensure continued County Noise Ordinance compliance, the Major Use Permit would be conditioned to require specified set back distances for the jaw crusher, cone crusher and sand screen from the project property lines (specifically shared property line occupied by noise sensitive land uses). Furthermore, a noise monitoring program shall be executed within the first five years of operations to ensure County Noise Ordinance requirements are met. Incorporation of the required setback distances for materials processing and implementation of a noise monitoring program would ensure the project complies with the County Noise Ordinance.